QUITCLAIM DEED

FROM: Joseph A. Avary,
Chief Deputy United States Marshal
for the Middle District of Tennessee,
Grantor

This Instrument Prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219

TO: Ronald M. McClaron, Grantee

Address New Owner as follows:

Ronald M. McClaron
McClaron & Associates, LLC
1416 Shannon Place
Old Hickory, TN 37138

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Same

Map Parcel Numbers:

93-5-4-A-001.00 CO;
93-5-4-A-002.00 CO;
93-5-4-A-003.00 CO;
93-5-4-A-003.00 CO;
93-5-4-A-004.00 CO;
93-5-4-A-005.00 CO;
93-5-4-A-006.00 CO
93-5-4-A-007.00 CO;
93-5-4-A-008.00 CO;
93-5-4-A-009.00 CO;
93-5-4-A-0010.00 CO;
93-5-4-A-0012.00 CO;
93-5-4-A-0013.00 CO;
93-5-4-A-0014.00 CO;

Davidson County DEEDQC
Recvd: 07/09/04 14:36 3pgs
Fees:18.00 Taxes:7400.00
20040709-0082014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Two Million and No/100 Dollars ($2,000,000.00).

Ronald W. McClaron
Affiant

Sworn to and subscribed before me, this 30th day of September, 2003.

DEBORAH A. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah A. Hughes
Notary Public

My Commission Expires:

My Commission Expires MAY 30, 2007

RECITALS:

A. By Order for Private Judicial Interlocutory Sale dated May 19, 2003, entered in the case styled: United States of America, Plaintiff, v. Real Property Known As 179 8th Avenue North, Nashville, Davidson County, Tennessee, with all appurtenances and improvements thereon; and Sprint PCS Rental Payments, Defendants, Civil No. 3:02-0727, Judge Trauger (the "Court Order"), the United States District Court for the Middle District of Tennessee, Nashville Division (the "Court"), ordered the sale as provided in 28U.S.C.§2001(b) of certain property more fully described on Exhibit A attached hereto and incorporated by reference (the

"Property"). In accordance with the terms of the Court Order, the United States Marshals Service published in The City Paper on June 30, 2003, July 7, 2003, and July 14, 2003, NOTICE OF PRIVATE JUDICIAL INTERLOCUTORY SALE BY THE UNITED STATES MARSHALS SERVICE regarding the Property. No timely offers were made to the United States Marshal Service for the purchase of the Property, and by an Order Confirming Private Judicial Interlocutory Sale dated September 8, 2003, entered by the Court in the aforesaid case (the "Final Court Order"), the Court directed that the United States Marshal execute the Contract for Sale submitted by Grantee for the purchase of the Property (the "Contract") and proceed with the consummation of the sale in accordance with the Court Order.

B. According to law, the United States Marshal or his designee is charged with the duty to dispose of the Property.

C. The Contract has been entered pursuant to the Final Court Order.

ACCORDINGLY, Joseph A. Avary, Chief Deputy United States Marshal for the Middle District of Tennessee ("Grantor"), by virtue of my office, and by force of the statute in cases made and provided for, and for and in consideration of the sum of Two Million and No/100 Dollars ($2,000,000.00) in hand paid to me by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby quitclaims the Property unto Ronald M. McClaron ("Grantee"), his heirs, successors and assigns.

Further, to the extent that Grantor has any rights therein, Grantor quitclaims to Grantee all of its rights in that certain PCS Site Agreement last dated July 25, 1996, between Sprint Spectrum L.P., a Delaware limited partnership, and Alvin S. Ghertner, Lease No. NA03XC070A, for Site Address 179 (9th) and 8th Avenue North, Nashville, Tennessee, and all future payments thereunder.

The Property is improved property known as 179 8th Avenue North in Nashville, Davidson County, Tennessee.

The Property is conveyed "AS-IS," without any covenants, representations or warranties whatsoever, subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 30 day of SEPTEMBER, 2003.

JOSEPH A. AVARY, CHIEF DEPUTY UNITED STATES MARSHAL FOR THE MIDDLE DISTRICT OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Marnie Lehew, a Notary Public of said County and State, personally appeared Joseph A. Avary, Chief Deputy United States Marshal for the Middle District of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Deputy United States Marshal for the Middle District of Tennessee (or other officer authorized to execute the instrument) of the UNITED STATES MARSHALS SERVICE, an agency of the United States of America, and that he as such Chief Deputy United States Marshal, executed the foregoing instrument for the purposes therein contained, by personally signing his name as Chief Deputy United States Marshal for the Middle District of Tennessee.

Witness my hand and seal, at Office in Nashville, this 30th day of September, 2003.

Marnie Lehew
Notary Public

My Commission Expires: 7/21/2007

12216N:030096:540408:3:NASHVILLE
093003

MARNIE L. LEHEW
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 162 on the Plan of the Original Town of Nashville, not of record, and described as follows:

BEGINNING on the westerly margin of 8th Avenue North, formerly Spruce Street, at the northeast corner of the property conveyed to Charles G. Matthews, et al, by Deed from Minnie P. Matthews, et al, as of record in Book 1021, page 556, Register's Office for said County; thence with Matthews northerly line, westwardly 156.7 feet, more or less, to the easterly margin of 9th Avenue North, formerly McLemore Street; thence with said Avenue, northwardly 43.77 feet; thence eastwardly 156.5 feet, more or less, to the westerly margin of 8th Avenue North; thence with said Avenue, southwardly 43.68 feet to the beginning.

TOGETHER with any interest which Grantor now owns in the 10-foot alley-way on the North margin of said lot extending in the easterly direction from 9th Avenue, 60 feet, more or less, to a point which is East of the air conditioning vents in the building located on the above described property.

INCLUDED in the above described tract are Unit Nos. 1 through 14 inclusive of Church Street Condominiums, a Horizontal Property Regime, established in the Master Deed recorded as Instrument No. 200011100112118 in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to The Church Street Realty Trust, a Tennessee real estate trust, U/D/T dated November 15, 1999, recorded in Book 11755, page 370, in the Register's Office for Davidson County, Tennessee.

The foregoing property includes, without limitation, the following units therein:

Land in Davidson County, Tennessee, being Unit 2 of the Church Street Condominiums, a Horizontal Property Regime, as of record in the Master Deed of record as Instrument No. 200011100112118, together with the undivided interest in and to each unit. reference to which is made for a more complete and accurate legal description.

Being the same property conveyed to Maria Cecilia Baggio by Deed from Church Street Realty Trust recorded as Instrument No. 20010215-0014728 in the Register's Office of Davidson County, Tennessee; and

Land in Davidson County, Tennessee, being Unit 3 of the Church Street Condominiums, a Horizontal Property Regime, as of record in the Master Deed of record as Instrument No. 200011100112118, together with the undivided interest in and to each unit, reference to which is made for a more complete and accurate legal description.

Being the same property conveyed to Geraldine M. Moloney by Deed from Church Street Realty Trust recorded as Instrument No. 20010405-0033168 in the Register's Office of Davidson County, Tennessee; and

Land in Davidson County, Tennessee, being Unit 4 of the Church Street Condominiums, a Horizontal Property Regime, as of record in the Master Deed of record as Instrument No. 200011100112118, together with the undivided interest in and to each unit. reference to which is made for a more complete and accurate legal description.

Being the same property conveyed to Geraldine M. Moloney, unmarried by Deed from Church Street Realty Trust, recorded as Instrument No. 20010510-0048429 in the Register's Office of Davidson County, Tennessee.